

ONE

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BONNY  
STREET  
LONDON  
NW1

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CAMDEN OFFICE FREEHOLD

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# INVESTMENT SUMMARY

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- **Freehold**
  - A unique **architecturally designed building** situated on a quiet street moments from prime **Camden Town**
  - **Excellent transport connectivity** with **Camden Road station (London Overground)** less than 100 metres away, and easy access to **Camden Town station (Northern Line)**
  - Comprises **1,988 sq. ft. (NIA) / 2,748 sq. ft. (GIA)** of accommodation arranged over lower ground, ground, first and second floors
  - Expansive **roof terrace** on the second floor
  - **Off street parking spaces** are available to rent adjacent to the property (by way of separate negotiation)
  - Occupied by the current owners and will be delivered with **vacant possession**
  - **Suitable for redevelopment** subject to necessary planning permissions
  - Of interest to developers, investors and owner occupiers
  - Offers are invited in excess of **£1,200,000** subject to contract and exclusive of VAT. Reflecting a low capital value of **£604 psf (NIA) / £437 psf (GIA)**
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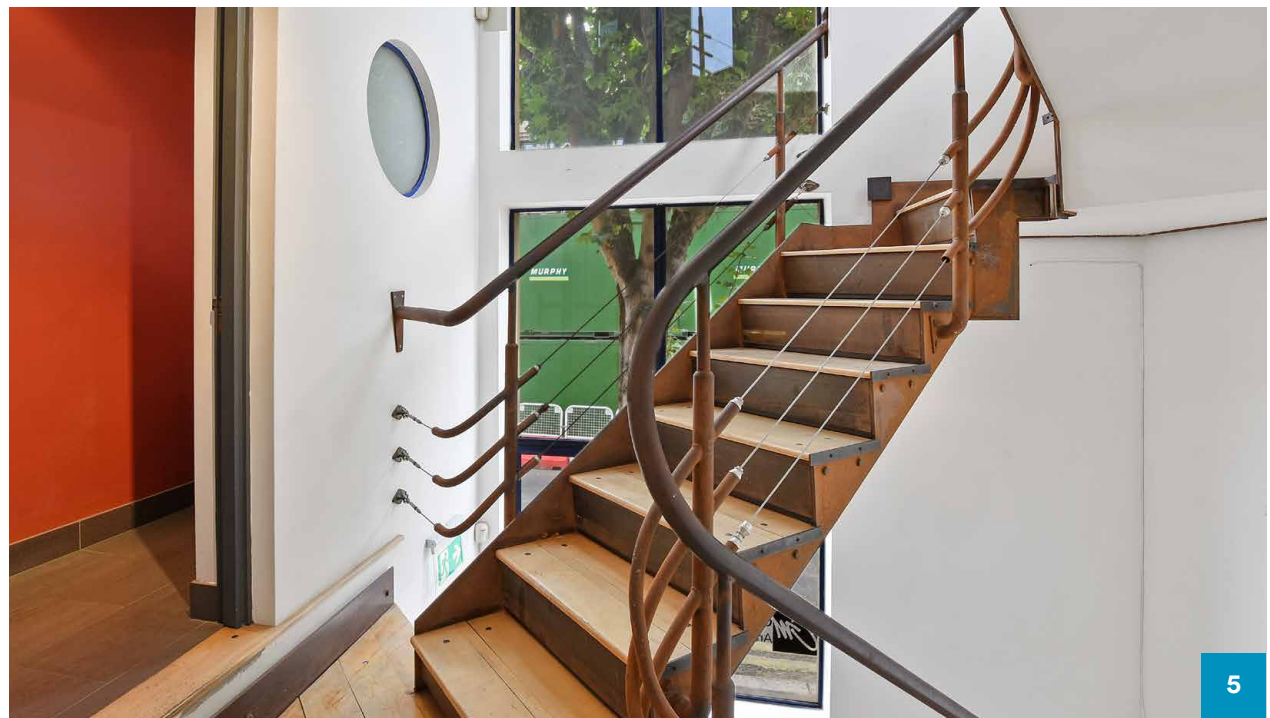
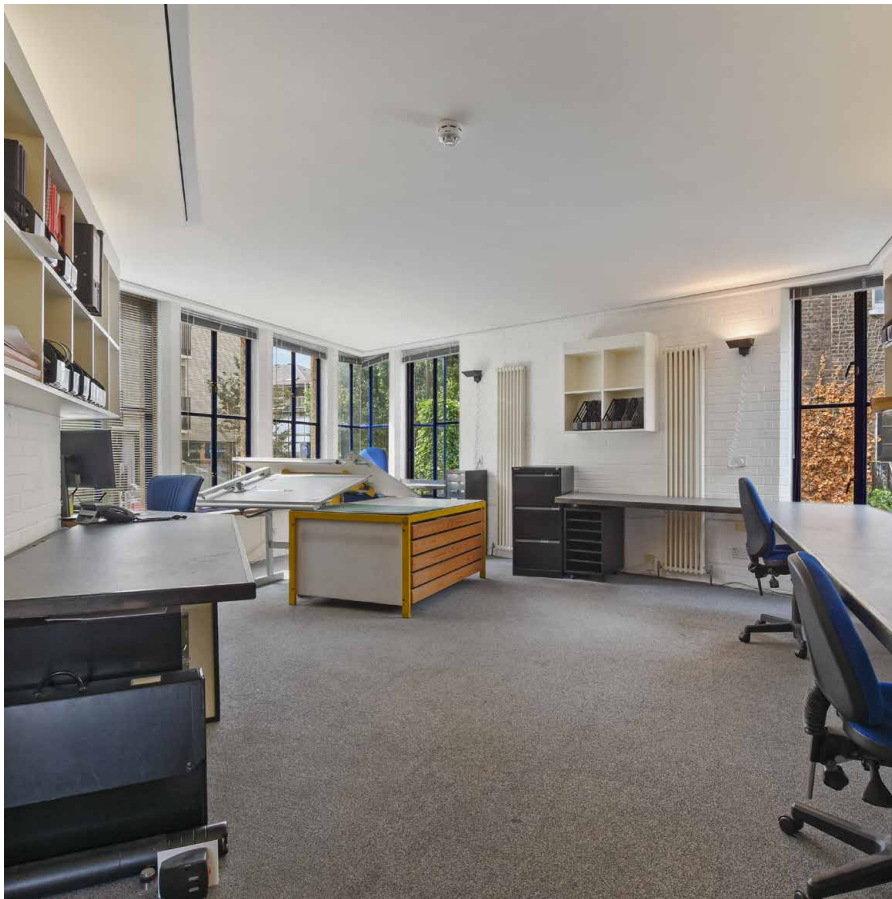
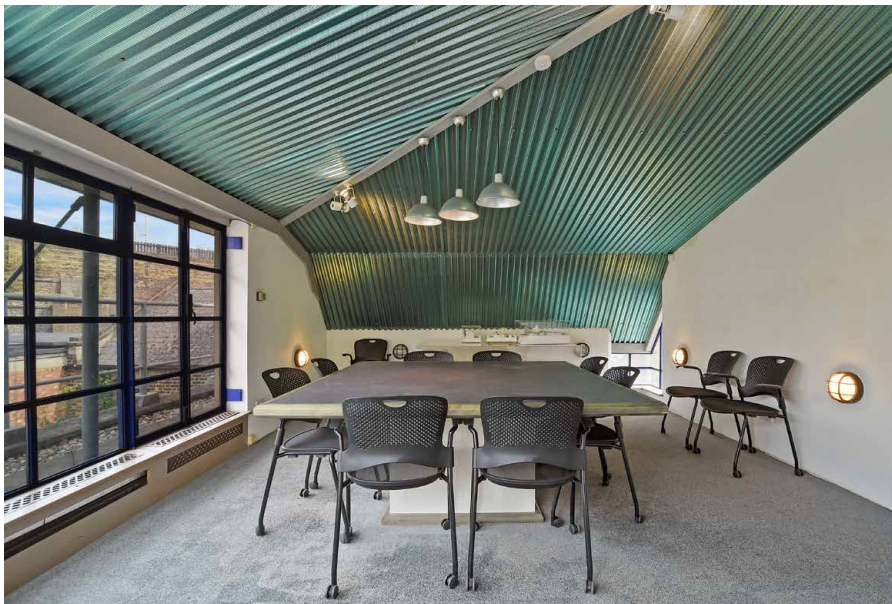


UNIQUELY DESIGNED FREEHOLD BUILDING



**EXPANSIVE WEST-FACING ROOF TERRACE**





PRIME CAMDEN LOCATION WITH CAMDEN ROAD

STATION LESS THAN 100M AWAY

ONE

CAMDEN ROAD

MTV STUDIOS

CAMDEN CANAL

CAMDEN MARKET

CAMDEN HIGH STREET

CAMDEN TOWN

# LOCATION

Located on the northern side of Bonny Street close to its junction with Camden Road, within Camden Town.

The area is characterised by a mixture of different land uses. The terraces lining both sides of Bonny Street are primarily dwellings, with some infill developments in office use. There is residential accommodation, offices and retail uses in the local area.

Immediately opposite, a new residential apartment development of 8 storeys is nearing completion.

The focus of local retail and leisure amenities is Camden High Street, nearby Camden Market and the canal. The property is well served by public transport and is located 100 metres from Camden Road station, and less than 5-minutes' walk from Camden Town underground station. King's Cross St. Pancras & Euston stations are one stop away by underground.

## WALKING TIMES FROM ONE BONNY ST

⊖  
**CAMDEN  
ROAD<sup>ST</sup>**

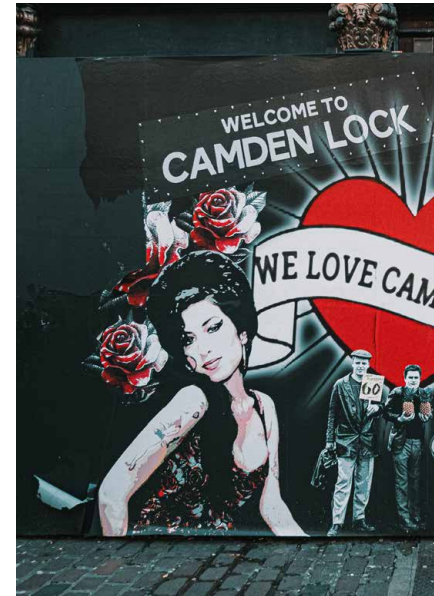
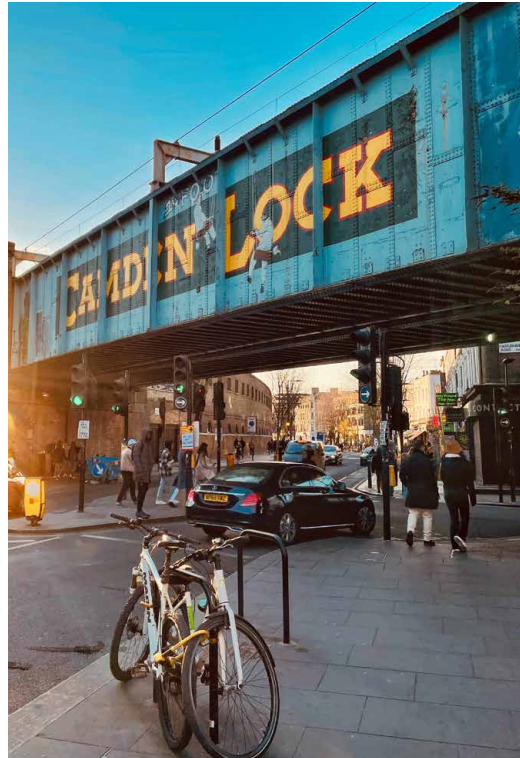
< 01 MINS 

⊖  
**CAMDEN  
TOWN<sup>ST</sup>**

< 05 MINS 

≡ ⊖  
**KING'S  
CROSS<sup>ST</sup>**

< 20 MINS 

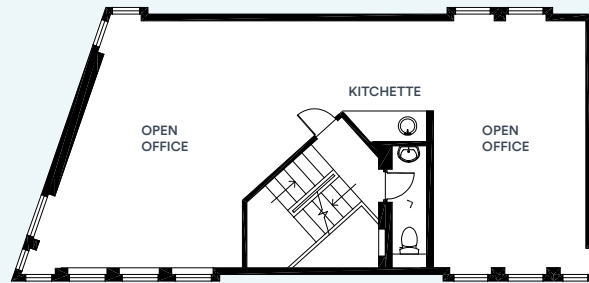


# ACCOMMODATION

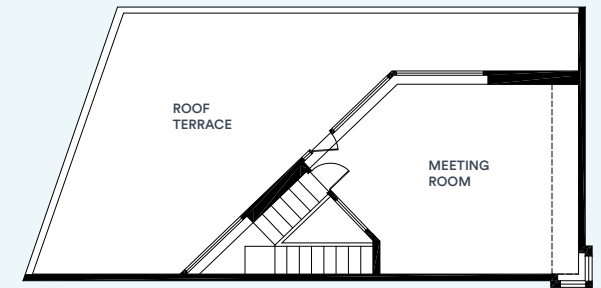
FLOOR	SQ. FT. (NIA)	SQ. FT. (GIA)
SECOND	245	313
FIRST	575	714
GROUND	848	1,055
LOWER GROUND	320	716
<b>TOTAL</b>	<b>1,988</b>	<b>2,748</b>

CLICK HERE TO EXPLORE THE BUILDING ONLINE

View Virtual Tour



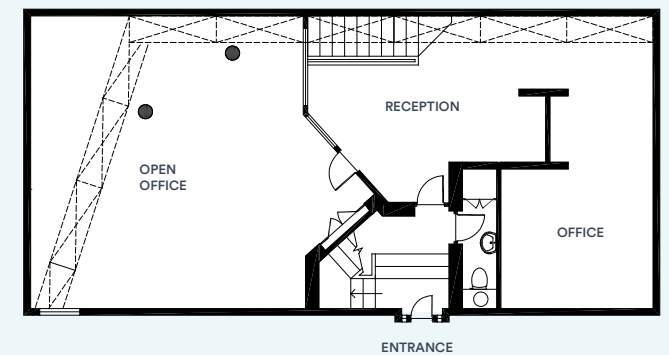
FIRST



SECOND



LOWER GROUND



GROUND



# FURTHER INFORMATION

## Planning

1 Bonny Street is situated within the jurisdiction of the London Borough of Camden

## EPC

The building has an EPC rating of C

## VAT

The property is not elected for VAT

## Proposal

We are instructed to seek offers in excess of **£1,200,000**, subject to contract for the freehold interest

A purchase at this level reflects a low capital value of **£604 psf (NIA) / £437 psf (GIA)**

## Contact Info

For further information or to arrange an inspection contact:

**albany**

**Brad Sharp**  
brad@albany-re.com

T. +44 (0) 203 691 1615  
M. +44 (0) 7725 739 628

**Joshua Milan**  
josh@albany-re.com

T. +44 (0) 203 691 1614  
M. +44 (0) 7743 853 020

**FOREST**  
REAL ESTATE

**Zach Forest**  
zach@forestrealestate.co.uk

T. +44 (0) 203 355 1555  
M. +44 (0) 7890 209 397

**Cormac Sears**  
cormac@forestrealestate.co.uk

T. +44 (0) 203 355 1555  
M. +44 (0) 7850 399 627



**CLICK HERE TO EXPLORE  
THE BUILDING ONLINE**

[View Virtual Tour](#)



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